



STAGS

Rouse Villa



Rouse Villa

Milton Damerel, Holsworthy, EX22 7PA

Holsworthy 7 miles Bideford 12 miles Bude 16 miles

- Sitting Room
- Kitchen
- Dining Room
- Snug
- 5 Bedrooms (Master En Suite)
- Utility Room, WC and Bathroom
- Off Road Parking and Garage
- Garden Overlooking Surrounding Countryside

Guide price £395,000

SITUATION

Centred around a traditional square, Holsworthy offers a host of day to day services including a weekly livestock market and an extensive range of leisure and retail facilities including a Waitrose. The county capital of Exeter is just over an hour away and offers a full range of services and amenities. To the north the coastline is renowned for its dramatic cliffs and long sandy beaches whilst to the south, Dartmoor provides rugged scenery and a variety of leisure activities. The area provides ample opportunities for walking and riding as well as a haven for water sports enthusiasts being within reach of some of the best surfing beaches in the country, particularly at Bude and the nearby Tamar Lakes for sailing.

Devon is well known for its other sporting activities and a variety of fishing and shooting is available nearby. Primary schools can be found at Bradworthy and Holsworthy; secondary schooling at Holsworthy and Bude whilst independent schooling is available at Shebbear, Kingsley, Bideford and Exeter. Communication links are good with access to the A30 at Okehampton, linking west to Truro and east to the M5 at Exeter, which provides main line rail services to London Paddington. Exeter Airport provides a range of flights to both domestic and international destinations.



Detached 5 bedroom house boasting a wealth of character with ample parking, garage and a garden





DESCRIPTION

A detached 5 bedroom family home with character features, off road parking for numerous vehicles, garage and a garden backing onto open countryside.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: an entrance hall with doors off to a WC and Utility Room with space and plumbing for a washing machine and dryer. The snug has a beamed ceiling and double doors leading out to the rear garden. The kitchen has a range of base units and drawers, an electric hob with an extractor hood over, integrated dishwasher, built-in double electric oven, inset stainless steel sink with drainer, understairs storage and a door through to a pantry. The sitting room has flagstone flooring, a multi-fuel stove with a stone surround, a door leading out to the front of the property, stairs rising to the first floor and a door leading through to the dining room with a front aspect and a former fireplace.

The first floor offers 5 bedrooms (4 of which are doubles) and a bathroom. The impressive master bedroom has exposed beams, built-in storage cupboard and en suite shower room with a WC.

OUTSIDE

To the front the property has a drive providing ample parking for at least 4/5 cars with a DETACHED GARAGE/WORKSHOP providing additional parking or storage space. The lawn to the front of the property is bordered with a range of shrubs and plants. To the rear, the garden is laid to lawn with a decking area overlooking surrounding countryside.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Holsworthy take the A388 towards Bideford, continue on this road for just under 7 miles, going through Holsworthy Beacon and Milton Damerel on the A388. You will see the property on the left, clearly marked by a Stags For Sale board.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

Kensey House, 18 Western Road,
Launceston, Cornwall, PL15 7AS

Tel: 01566 774999

launceston@stags.co.uk

Energy Efficiency Rating		Current	Potential
This energy-efficient - lower running costs			
20-100	A		80
15-19	B		
10-14	C		
5-9	D		
1-4	E		
0-3	F	41	
0-2	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

